

Ingle Nook, Main Street, Ingoldsby, Grantham

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Inglenook

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft
Garage = 25.4 sq m / 273 sq ft
Total = 141.0 sq m / 1517 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Ingle Nook, Main Street, Ingoldsby, Grantham, Lincolnshire, NG33

£395,000 Freehold

Winkworth are delighted to bring to the market this well presented detached bungalow in the village of Ingoldsby. The current owner has made many improvements to include a new kitchen, new bathrooms, new boiler, improved front garden, car charging point and modern decor throughout.

The accommodation comprises an entrance hallway, 20ft sitting room, dining room, kitchen/diner, four bedrooms with an en-suite to the master, family bathroom, double garage and a large plot of garden. The property also benefits from open field views to the



LOCATION

DESCRIPTION

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Ingoldsby is a small village approximately 8 miles equidistant from Grantham and Bourne. Ingoldsby Academy (Primary School) is located between Ingoldsby and Lenton.

Early viewing is highly recommended.

EPC - D



ACCOMMODATION

Entrance Hallway - with storage cupboard and two radiators.

Sitting Room - 20'10" x 13' (6.35m x 3.96m) with front aspect window, rear aspect double patio doors to the garden, potential for open fire and radiator.

Dining Room - 14'9" x 8'2" (4.5m x 2.5m) with rear aspect double patio doors to the garden and radiator.

Dining Kitchen - 14'10" x 8'10" (4.52m x 2.7m) with rear aspect window, side aspect window, rear door to the garden, a range of fitted wall and base units, integrated dishwasher, integrated fridge freezer, double oven, 4 ring electric hob, extractor fan, storage cupboard, radiator and hard flooring.

Bedroom 1 - 12'1" x 10'2" (3.68m x 3.1m) with front aspect window and radiator.

En-suite - with skylight, low level WC, wash hand basin, walk-in shower, extractor fan, towel radiator and tiled flooring.

Bedroom 2 - 11'6" x 8'11" (3.5m x 2.72m) with side aspect window and radiator.

Bedroom 3 - 11'7" x 5'11" (3.53m x 1.8m) with side aspect window and radiator.

Bedroom 4 - 11'6" x 5'11" (3.5m x 1.8m) with side aspect window and radiator.

Bathroom - with two side aspect windows, low level WC, wash hand basin with vanity unit, double walk-in shower, extractor fan, towel radiator and tiled flooring.

Garage - 15'9" x 17'5" (4.8m x 5.3m) with up and over door and power.

Outside - with private driveway, lawns and courtyard to the front, lawns, patio, mature shrubs to the rear and side gardens, electric car charging point, hard standing area for motorhome and open views at the back.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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